

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for January 5, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.04134
Masek's 1st Addition

PROPOSAL: A final plat consisting of 9 lots

LOCATION: Southeast of the intersection of Northwest 27th Street and West Mill Road

LAND AREA: 101.22 acres, more or less. (The approved CUP is 161.85 acres)

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: A 101.22 acre portion of the Northwest Quarter of Section 9, T11N, R6E of the 6th P.M., Lancaster County, Nebraska. Survey attached.

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Farmland, pasture

SURROUNDING LAND USE AND ZONING:

Agricultural land in AG zoning on all sides. Valley Home Farms acreage subdivision abutting along the south. One farm house to the north.

HISTORY: Masek's 1st Addition Preliminary Plat and Community Unit Plan were approved by the Planning Commission on September 1, 2004 and the Lancaster County Board on October 12, 2004.

UTILITIES: Individual well water and waste treatment is proposed.

TRAFFIC ANALYSIS: NW 27 is a county gravel road. W. Mill Road is a county gravel road. Neither road is shown for future improvements in the Comprehensive Plan. Raymond Road, one mile to the north, is the closest paved road.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. The County Engineer's letters of December 6 and 7, 2004 note requests for several minor revisions.
3. Unless the exact location of Lot 1, Block 4 is determined, it should not be shown at this time. It can be created at a later time by subdividing Outlot A.
4. Revisions and installation of improvements are required prior to scheduling to the County Board.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Revise the Dedication as requested by the County Engineer to show the following:
 1. Lot 1, Block 4 notation needs to be revised. Is It Outlot "C" or Outlot"A".
 2. Direct vehicular access to SW 27th and West Mill Road is hereby relinquished except for West Masek Drive, and one access to Lot 1, Block 4 as approved by the County Surveyor. (Amend accordingly if Lot 1 Block 4 is removed).
 3. Notation of "only one residential access per lot is permitted" shall be added to the dedication.
 4. Developer shall be responsible to provide proof of the amount of rock and gravel installed. Developer shall also install gravel where needed, and be responsible for maintenance of the streets until such time the County accepts this subdivision for maintenance. Quantities required are 584 tons of rock and 214 tons of gravel.
 5. Type III barricades need to be installed.
 6. Sediment control needs to be completed.

1.1.2 Revise the plat to remove the note regarding administrative relocation of Lot 1 Block 4.

1.1.3 Label the boundary of the subdivision.

1.1.4 Remove the Director's approval and show the Approval block for the Planning Commission and the County Clerk.

1.1.5 Remove "City of Lincoln" references from the Dedication.

1.1.6 Note in the Dedication, the standard language that the streets shown are dedicated.

1.1.2 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.

1.2 All improvements must be in place and approved by the County Engineer.

2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

2.1 To submit to the County Engineer an erosion control plan.

2.2 To protect the remaining trees on the site during construction and development.

2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.

2.4 To complete the private improvements shown on the preliminary plat.

2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

2.6 To relinquish the right of direct vehicular access to Mill Road except for Lot 1 Block 4 (or a future lot, as adjusted by the decision on Lot 4) and to N W 27th except for West Masek Drive.

2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent. The property taxes are due and become a lien on the property on December 31, 2004. If this plat is not approved until after January 1, 2005, the Treasurer's office statement must be prepared and dated after January 1, 2005.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
December 16, 2004

APPLICANT: 3801 Harney L.L.C.
Mark Masek, Manager
1620 Fairfield Street
Lincoln, NE 68521
(402) 601 -0285

OWNER: 3801 Harney L.L.C.

CONTACT: Brian D. Carstens
Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
434-2424



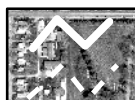
County Final Plat #04134 Masek's 1st Add NW 27th & West Mill Rd.

2002 aerial

Zoning:

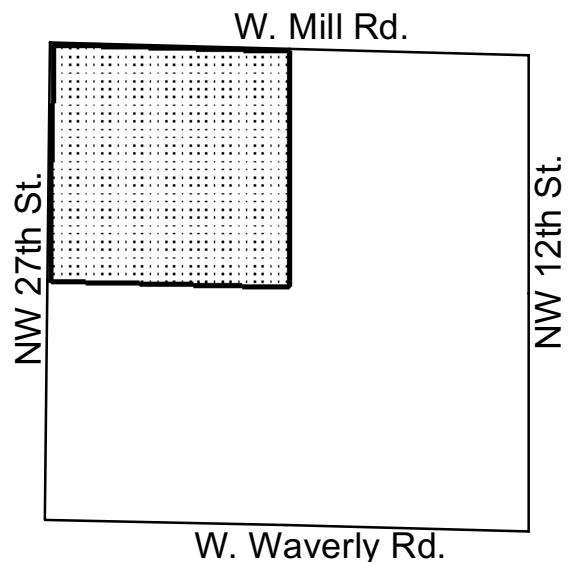
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 9 T11N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction

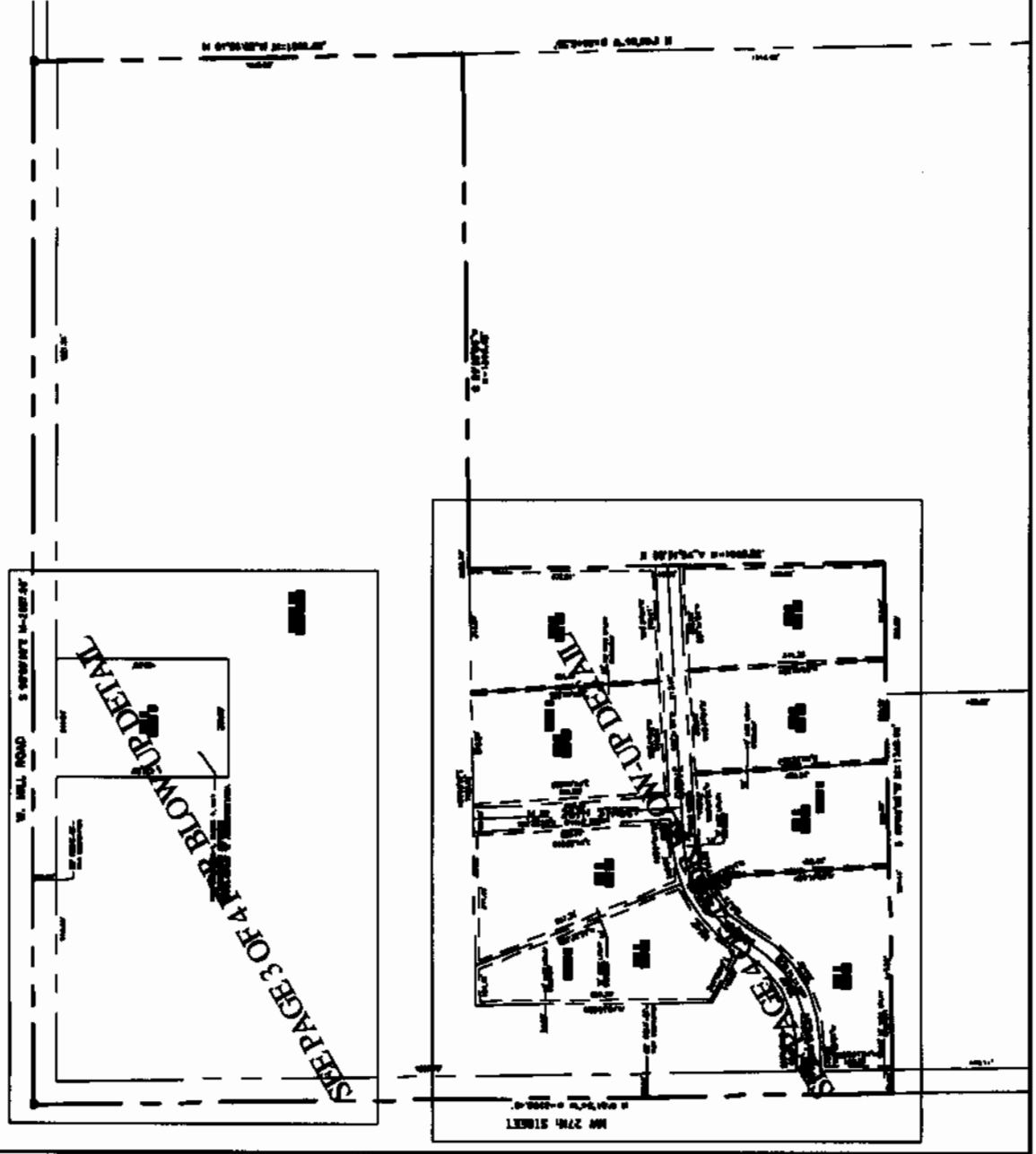


Lincoln City - Lancaster County Planning Dept.

MASEK'S FIRST ADDITION

FINAL PLAT

BASED ON COUNTY PRELIMINARY PLAT #04019 & COUNTY SPECIAL PERMIT #04041



CURVE DATA:
 ① R = 100.00'
 L = 180.00'
 Δ = 90.00°
 P.C. = 100.00'
 P.T. = 280.00'

LOT	AREA	PERCENT
1	100.00	100.00
2	100.00	100.00
3	100.00	100.00

SHEET LEGEND:
 VERTICE PAGE 1
 INTER PAGE 2
 DRAINAGE PAGE 3

SCALE: 1" = 100'

FINAL PIAT

PLANNING DIRECTOR'S APPROVAL

2019年12月31日

Answering questions

—

SURVEYOR'S CERTIFICATE

[illegible]

Payment amounts for the 547 two day have been placed at 14 for current, about 14 for future, and at 40 for the 14 day. The City of Lincoln, Iowa, has been placed at 14 for current, about 14 for future, and at 40 for the 14 day. The City of Lincoln, Iowa, has been placed at 14 for current, about 14 for future, and at 40 for the 14 day. The City of Lincoln, Iowa, has been placed at 14 for current, about 14 for future, and at 40 for the 14 day.

These comparisons are about measurements unless shown otherwise, and are to first or decimals of a second.

— 100 —

Only Joe Barr, US 4403
K C is Lead Blasting Mt.
Doug W. Industrial Larc Stone #1
Rocke, Indiana

DEDICATION

the fact that the company is not a member of the American Petroleum Institute, and that it is not a member of the American Petroleum Institute, and that it is not a member of the American Petroleum Institute.

The construction of houses of any building or structure, including fences, over, upon or under an existing structure.

[illegible]

The City of Lincoln, Nebraska, its successors or assigns are hereby held harmless for the cost of replacement or through to any improvement or replacement cost, upon or under any contract.

Wm. Moore.

to these judgments about the _____ in _____ as people _____

THE UNIVERSITY OF CHICAGO

1804 Norway, L.L.C.
Jack A. Mundt, Manager

ACKNOWLEDGMENT

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

[illegible]

2000年12月11日

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

UNION HOLDER CONSENT AND SUBORDINATION

[illegible]

Attachment 1000

100

ACKNOWLEDGMENT

ANNEXED ELEVATION
APPROXIMATE TO 2000

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

[illegible]

STAY AWAY

by Commission Implementing Decision 2015/1100

MASEK'S FIRST ADDITION

FINAL PLAT

BASED ON COUNTY PRELIMINARY PLAT #04019 & COUNTY SPECIAL PERMIT #04041

W. MILL ROAD

S 90°00'00"E M=2657.90'

60' RIGHT-OF-WAY DEEDICATION

776.60'

300.00'

1521.54'

LOT 1
BLOCK 4

120.00'

120.00'

300.00'

PROPOSED LOT 1, BLOCK 4, MAY
BE RELOCATED ANYWHERE
WITHIN OUTLOT 'A' ADMINISTRATIVELY.

OUTLOT 'A'
63.8 ACRES

1806.75'

N 65°08'08"E
1109.66'

2602.14'

313.05'

283.26'

2602.14'

S 89°08'06"W
M=1313.48'

3 of 4

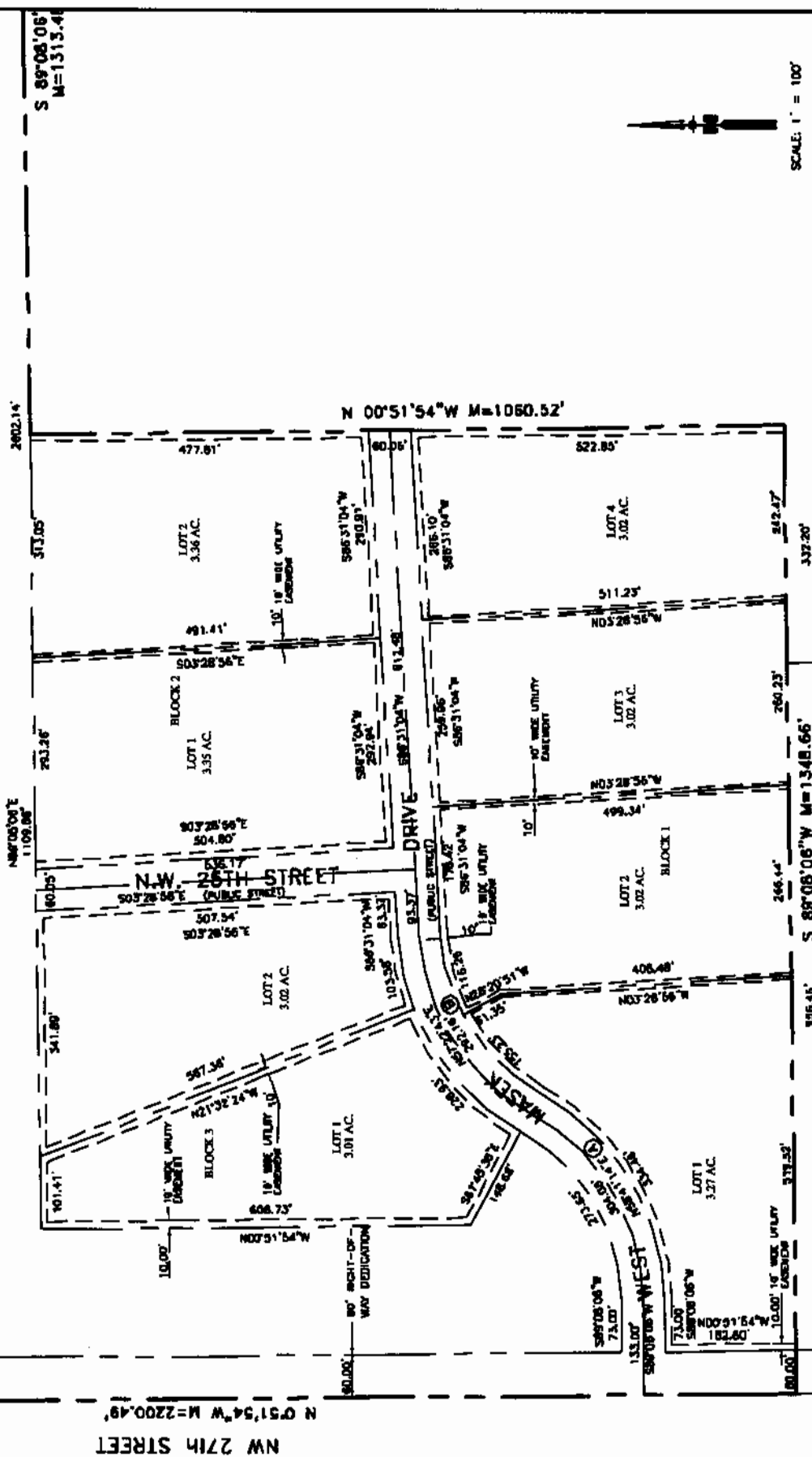


SCALE: 1" = 100'

MASEK'S FIRST ADDITION

FINAL PLAT

BASED ON COUNTY PRELIMINARY PLAT #04019 & COUNTY SPECIAL PERMIT #04041



SCALE: 1" = 100'

DEC 2 2004
RECEIVED
CITY OF LINCOLN
PLANNING DEPARTMENT

BA

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "MASEK'S FIRST ADDITION", a subdivision of a part of the Northwest Quarter of Section 9, Township 11 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows;

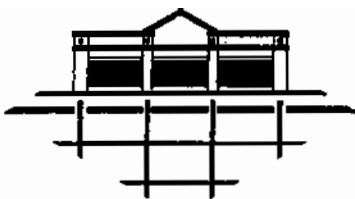
Beginning at the Northwest corner of said Northwest Quarter; Thence Easterly on the North line of said Northwest Quarter on an assigned bearing of N 90°00'00"E a distance of 2657.90', to the Northeast corner of said Northwest Quarter; Thence Southerly on the East line of said Northwest Quarter, S 1°06'06"E 1099.86'; Thence Westerly, S 89°08'06"W 1313.48'; Thence Southerly, S 0°51'54"E 1060.52'; Thence Westerly, S 89°08'06"W 1348.66', to a point on the West line of said Northwest Quarter; Thence Northerly on said West line, N 0°51'54"W 2200.49', to the Point of Beginning, said tract containing an area of 101.22 Acres, more or less.

Permanent monuments (Iron pipe or 5/8" Iron Bars) have been placed at all lot corners, street intersections, points of curvature, centerline points of tangency, and at all other points required by the City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this ____ day of _____, 20____.

Billy Joe Kerr, LS #483
K & M LAND SURVEYING INC.
540 W. INDUSTRIAL LAKE DRIVE #1
LINCOLN, NEBRASKA



BRIAN D. CARSTENS AND ASSOCIATES

LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN

601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

December 2, 2004

Mr. Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: MASEK'S FIRST ADDITION ADDITION - N.W. 27th AND WEST MILL ROAD
COUNTY FINAL PLAT

Dear Marvin,

On behalf of Mark Masek of 3801 Harney, L.L.C., we submit the above mentioned final plat application for your review. We are creating 9 Single Family Acreage Lots as per County Preliminary Plat #04019 and County Special Permit #04041 of Masek's First Addition.

Currently the site has been graded, street rocked and ditches seeded. We are awaiting street signs and the project will be complete.

Enclosed with this application is the following:

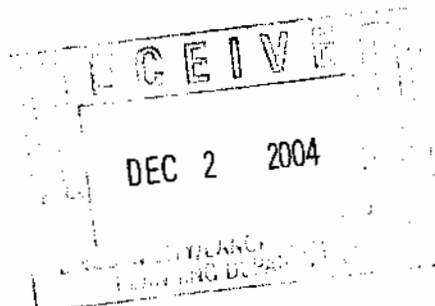
- 16 copies of the Final Plat
- Application for Lancaster County Final Plat
- Certificate of Ownership
- Final Plat Technical Checklist
- Lancaster County Application Fee - \$350.00

If you have additional questions or concerns please give us a call.

Sincerely,

Brian D. Carstens

cc. Mark Masek



Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

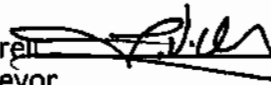
Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: December 6, 2004

TO: Mike DeKalb
Planning Department

FROM: Larry V. Worrell 
County Surveyor

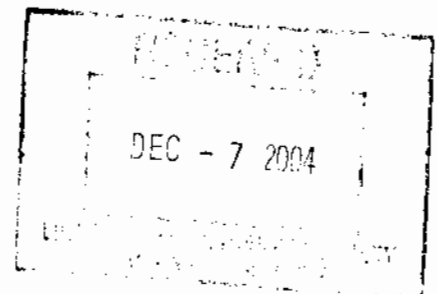
SUBJECT: MASEK'S 1ST ADDITION - FINAL PLAT

Upon review, this office would have the following comments:

- 1) Lot 1, Block 4 notation needs to be revised. Is it Outlot "C" or Outlot "A"?
- 2) Direct vehicular access to SW 27th Street and West Mill Road is hereby relinquished except for West Masek Drive, and one access to Lot 1, Block 4 as approved by the County Surveyor.
- 3) Notation of "Only one residential access per lot is permitted" shall be added to the dedication.
- 4) Developer shall be responsible to provide proof of the amount of rock and gravel installed. Developer shall also install gravel where needed, and be responsible for maintenance of the streets until such time the County accepts this subdivision for maintenance. Quantities required are 584 tons of rock and 214 tons of gravel.

LWV/cm

SUBDIV.WK/Masek's 1st Addition/Final Plat Comments.Mem



Lancaster

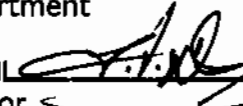
DON R. THOMAS - COUNTY ENGINEER

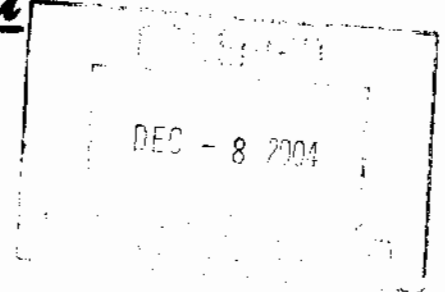
County

Engineering

Department

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR

DATE: December 7, 2004
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: MASEK'S 1ST ADDITION - FINAL PLAT



Items that were not on our December 6th response:

- 1) Type III barricades need to be installed
- 2) Sediment control needs to be completed

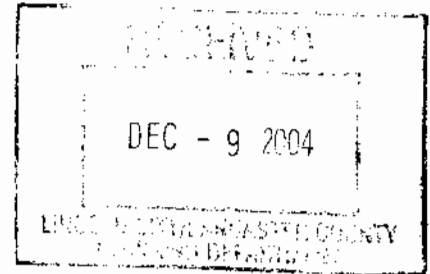
LWV/cm

SUBDIV.WK/Masek's 1st Addition/Final Plat Comments Addendum.Mem



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090



December 8, 2004

Mike Dekalb, Project Planner
555 S. 10th #213
Lincoln, NE 68508

RE: Masek's First Addition

Dear Mike,

I have reviewed the subject plat and see sufficient easement in place.

As always, thanks for your cooperation.

Sincerely,

Rick Volmer, Construction Superintendent Area 2

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb

DATE: December 13, 2004

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File

SUBJECT: Masek's 1st Addition

EH Administration

FP #04134

The Lincoln-Lancaster County Health Department has reviewed the final plat application and does not have any further comments than were submitted in the memo of August 6, 2004 regarding this proposed development.